

**City of Greensboro Planning Department
Zoning Staff Report
February 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: B
Location: 2013 Willow Road (East side of Willow Road between Rotherwood Road and Interstate 40/85)

Applicant: Planning Department
Owner: City of Greensboro

From: County RS-30 & LI
To: City LI

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant
Acreage	4.79 (3.67 acres outside of street right-of-way)
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped	County LI
<i>South</i>	Willow Ridge Apartments	City RM-8
<i>East</i>	Undeveloped	County LI
<i>West</i>	Single Family	City RS-9

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN County RS-30 & LI (EXISTING) AND City LI (PROPOSED) ZONING DISTRICTS	
RS-30:	Primarily intended to accommodate low density single family detached dwellings on large lots in areas (outside of water supply watersheds and the 60 DNL airport noise contour) without access to public water and sewer services. The overall gross density will typically be 1.3 units per acre.
LI:	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.

TRANSPORTATION	
Street Classification	Willow Road – Collector Street.
Site Access	Unknown at this time. A maximum of one access point will be approved and will have to meet minimum City of Greensboro standards.
Traffic Counts	Willow Road ADT = 4,286.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

POLICY 9C.3: Ensure that service delivery departments are provided with adequate new resources to serve newly annexed areas.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property has recently been acquired by the City for a future fire station. The property is currently vacant. It is bounded on the west and south sides by the primary city limits.

The annexation and original zoning also includes the eastern half of the right-of-way of Willow Road, so as to eliminate the present confusion resulting from half the roadway being inside and half outside the city limits.

The property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan.

At its December 21, 2005 meeting, the Greensboro Planning Board unanimously recommended the annexation of this property.

An 8-inch City water line runs in Willow Road along this property's frontage and there is an 8-inch City sewer outfall along the southern part of the frontage.

This proposal is compatible with the Moderate Residential land use classification on the Generalized Future Land Use Map of Connections 2025. The Moderate Residential designation supports small supportive uses such as fire stations.

The Comprehensive Plan speaks to focusing growth toward the east. Such growth will only be possible with the provision of adequate public facilities and services. Provision of a fire station at this location will help promote eastward growth and implement this Connections 2025 initiative.

This proposal carries forth the same zoning category that Guilford County has placed on the property.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.